INITIAL INVESTIGATION FIELD REPORT

WASHINGTON STATE DEPARTMENT OF ECOLOGY

☐ **Check this box if you have attached any documents to this form (using the paperclip icon on the left).**

ERTS #(s):	714215
Parcel #(s):	7625704440
County:	King
FSID #:	100001975
CSID #:	17043
UST #:	

SITE INFORMATION

Site Name (Name over door):	Site Address (including City, State and Zip):	Phone / Email
Magic Cleaners	6515 California Ave SW Seattle, WA 98136	
Site Contact, Title, Business:	Site Contact Address (including City, State and Zip):	Phone / Email
Site Owner, Title, Business: Frank Genzale Trustee, Genzale Trust	Site Owner Address (including City, State and Zip):	Phone / Email
Site Owner Contact, Title, Business: Fauntleroy c/o Gibraltar LLC	Site Owner Contact Address (including City, State and Zip): 720 Seneca St #B Seattle, WA 98101	Phone / Email lilym@gibraltarusa.com
Previous Site Owner(s): Eugene and Suzanne Goertzen	Additional Info (for any Site Information Item): Magic Cleaners noted to be in southern tenant space (6515 California Ave SW)	
Alternate Site Name(s): Fauntleroy & California Retail	FSID 15276: Starbucks Coffee 3202 at 6501 California Ave SW FSID 7466: Windermere Inc at 6505 California Ave SW	

Latitude (Decimal Degrees):	47.54436
Longitude (Decimal Degrees):	-122.38750

INSPECTION INFORMATION

☑ Please check this box if there is relevant inspection information, such as data or photos, in an existing site report for this site.

Inspection Conducted? Yes ☐ No ☐	Date/Time:	Entry Notice: Announced ☐	Unannounced ☐
Photographs taken?	Yes ☐	No ☐	Note: Attach photographs or upload to PIMS
Samples collected?	Yes ☐	No ☐	Note: Attach record with media, location, depth, etc.

RECOMMENDATION

No Further Action (Check appropriate box below):		**LIST on Confirmed and Suspected Contaminated Sites List**: ☒
Release or threatened release does not pose a threat	☐	
No release or threatened release	☐	
Refer to program/agency (Name: _____)	☐	
Independent Cleanup Action Completed (contamination removed)	☐	

COMPLAINT (Brief Summary of ERTS Complaint):

A site file in NWRO central records indicates soil and groundwater contamination from a former dry cleaning operation, but it's not clear that an investigation was completed. The file includes a Phase II ESA and several groundwater monitoring reports dating from 8/20/96 through 11/14/97. No ERTS or ISIS database entry has been found, so TCP will assess through the Initial Investigation process.

CURRENT SITE STATUS (Brief Summary of why Site is recommended for Listing or NFA):

A dry cleaner operated on the Site parcel between 1964 and 1977. A Phase II ESA conducted in 1996 identified PCE exceeding MTCA cleanup leves in soil and groundwater at the Site. Groundwater monitoring wells were installed in 1996, and four quarters of monitoring conducted. PCE exceeding groundwater cleanup levels was identified in two groundwater monitoring wells. Ecology has contacted the property management company, but no additional information available.

Investigator: Kim Wooten / Vance Atkins Date Submitted: 3/18/2024

OBSERVATIONS ☐ **Please check this box if you included information on the Supplemental Page at end of report.**

Description (If site visit made, please be sure to include the following: site observations, site features and cover, chronology of events, sources/past practices likely responsible for contamination, presence of water supply wells and other potential exposure pathways, etc.):

The Site is occupied by a strip retail building with four tenant spaces and associated parking. It is located on the southwest corner of the intersection of Fauntleroy Ave SW and California Ave SW in the West Seattle neighborhood of Seattle. There are additional retail buildings north and east of the property and residential areas to the south and west.

The likely source of contamination is a dry cleaners that historically operated on the property. Magic Cleaners occupied the southern most tenant space from 1964 through 1977.

The first environmental sampling in Ecology's site file was done in August 1996 as part of a Phase II Environmental Site Assessment. Sampling locations were selected specifically to look for potential contamination associated with the former dry cleaner. Six soil samples, one from each of six boring locations and spanning soil depths from 1-10 feet below ground surface (bgs) were submitted for chemical analysis. Tetrachloroethene (PCE) was present above the MTCA Method A cleanup level in samples from SB-4, -5, and -6 at soil depths of 4-10 feet bgs. Groundwater was encountered in borings at approximately 8-8.5 feet bgs. Groundwater collected at locations SB-2 and -3 was submitted for chemical analysis. Both samples had PCE above laboratory reporting limits, and the concentration in the SB-2 sample was above the Method A cleanup level. PCE breakdown products (trichloroethene (TCE), vinyl chloride) were not detected in any analyzed sample.

Three groundwater monitoring wells were installed at the Site in October 1996. Details of the installation are not available in Ecology's site file. As of the last report in the site file, which includes results of sampling for four quarterly groundwater sampling events between October 1996 and October 1997, PCE was present in groundwater from MW-1 and MW-3 at concentrations above the Method A cleanup level. TCE was present in MW-3 samples at concentrations below the applicable Method A cleanup level. Groundwater flow was measured to be to the southeast during three sampling events, with a shift to the northeast during the summer (June, 1997) sampling event. Well MW-1 is generally the most downgradient well, and MW-3 is located near the suspected original source area, west of the existing buildings on the Site property.

A geophysical survey of the Site in August 1997 did not identify any specific structures (septic systems, drainfields, underground storage tanks, abandoned sewer lines) that may have been the specific location of the PCE release to the environment.

Ecology reached out to the property management company in 2023 for additional investigation reports but has not received any additional information.

Documents reviewed:

Environmental Partners Inc (EPI). August 20, 1996. Phase II Environmental Site Assessment, 6501-6515 California Ave SW, Seattle, Washington 98116.

EPI. March 13, 1997. 2nd Quarter Ground Water Monitoring Data, 6501-6515 California Ave SW, Seattle, Washington.

EPI. September 4, 1997. 3rd Quarter Ground Water Monitoring Data, 6501-6515 California Ave SW, Seattle, Washington.

EPI. September 4, 1997. Geophysical Survey, 6501-6515 California Avenue SW, Seattle, Washington.

EPI. November 14, 1997. 4th Quarter Ground Water Monitoring Data, 6501-6515 California Ave SW, Seattle, Washington.

CONTAMINANT GROUP	CONTAMINANT	SOIL	GROUNDWATER	SURFACE WATER	AIR	SEDIMENT	DESCRIPTION
Non-Halogenated Organics	Phenolic Compounds						Compounds containing phenols (Examples: phenol; 4-methylphenol; 2-methylphenol)
	Non-Halogenated Solvents						Organic solvents, typically volatile or semi-volatile, not containing any halogens. To determine if a product has halogens, search HSDB (http://toxnet.nlm.nih.gov/cgi-bin/sis/htmlgen?HSDB) and look at the Chemical/Physical Properties, and Molecular Formula. If there is not a Cl, I, Br, F in the formula, it's not halogenated. (Examples: acetone, benzene, toluene, xylenes, methyl ethyl ketone, ethyl acetate, methanol, ethanol, isopropranol, formic acid, acetic acid, stoddard solvent, Naptha). *Use this when TEX contaminants are present independently of gasoline.*
	Polynuclear Aromatic Hydrocarbons (PAH)						Hydrocarbons composed of two or more benzene rings.
	Tributyltin						The main active ingredients in biocides used to control a broad spectrum of organisms. Found in antifouling marine paint, antifungal action in textiles and industrial water systems. (Examples: Tributyltin; monobutyltin; dibutyltin)
	Methyl tertiary-butyl ether						MTBE is a volatile oxygen-containing organic compound that was formerly used as a gasoline additive to promote complete combustion and help reduce air pollution.
	Benzene						Benzene
	Other Non-Halogenated Organics						TEX
	Petroleum Diesel						Petroleum Diesel
	Petroleum Gasoline						Petroleum Gasoline
	Petroleum Other						Oil-range organics
Halogenated Organics (see notes at bottom)	PBDE						Polybrominated di-phenyl ether
	Other Halogenated Organics						Other organic compounds with halogens (chlorine, fluorine, bromine, iodine). search HSDB (http://toxnet.nlm.nih.gov/cgi-bin/sis/htmlgen?HSDB) and look at the Chemical/Physical Properties, and Molecular Formula. If there is a Cl, I, Br, F in the formula, it is halogenated. (Examples: Hexachlorobutadiene; hexachlorobenzene; pentachlorophenol)
	Halogenated solvents	C	C				PCE, chloroform, EDB, EDC, MTBE
	Polychlorinated Biphenyls (PCB)						Any of a family of industrial compounds produced by chlorination of biphenyl, noted primarily as an environmental pollutant that accumulates in animal tissue with resultant pathogenic and teratogenic effects
	Dioxin/dibenzofuran compounds (see notes at bottom)						A family of more than 70 compounds of chlorinated dioxins or furans. (Examples: Dioxin; Furan; Dioxin TEQ; PCDD; PCDF; TCDD; TCDF; OCDD; OCDF). *Do not use for 'dibenzofuran', which is a non-chlorinated compound that is detected using the semivolatile organics analysis 8270*
Metals	Metals - Other						Cr, Se, Ag, Ba, Cd
	Lead						Lead
	Mercury						Mercury
	Arsenic						Arsenic
Pesticides	Non-halogenated pesticides						Pesticides without halogens (Examples: parathion, malathion, diazinon, phosmet, carbaryl (sevin), fenoxycarb, aldicarb)
	Halogenated pesticides						Pesticides with halogens (Examples: DDT; DDE; Chlordane; Heptachlor; alpha-beta and delta BHC; Aldrin; Endosulfan, dieldrin, endrin)

CONTAMINANT GROUP	CONTAMINANT	SOIL	GROUNDWATER	SURFACE WATER	AIR	SEDIMENT	DESCRIPTION
Other Contaminants	Radioactive Wastes						Wastes that emit more than background levels of radiation.
	Conventional Contaminants, Organic						Unspecified organic matter that imposes an oxygen demand during its decomposition (Example: Total Organic Carbon)
	Conventional Contaminants, Inorganic						Non-metallic inorganic substances or indicator parameters that may indicate the existence of contamination if present at unusual levels (Examples: Sulfides, ammonia)
	Asbestos						All forms of Asbestos. Asbestos fibers have been used in products such as building materials, friction products and heat-resistant materials.
	Other Deleterious Substances						Other contaminants or substances that cause subtle or unexpected harm to sediments (Examples: Wood debris; garbage (e.g., dumped in sediments))
	Benthic Failures						Failures of the benthic analysis standards from the Sediment Management Standards.
	Bioassay Failures						For sediments, a failure to meet bioassay criteria from the Sediment Management Standards. For soils, a failure to meet TEE bioassay criteria for plant, animal or soil biota toxicity.
Reactive Wastes	Unexploded Ordinance						Weapons that failed to detonate or discarded shells containing volatile material.
	Other Reactive Wastes						Other Reactive Wastes (Examples: phosphorous, lithium metal, sodium metal)
	Corrosive Wastes						Corrosive wastes are acidic or alkaline (basic) wastes that can readily corrode or dissolve materials they come into contact with. Wastes that are highly corrosive as defined by the Dangerous Waste Regulation (WAC 173-303-090(6)). (Examples: Hydrochloric acid; sulfuric acid; caustic soda)

(fill in contaminant matrix above with appropriate status choice from the key below the table)

Status choices for contaminants	
Contaminant Status	**Definition**
B— Below Cleanup Levels (Confirmed)	The contaminant was tested and found to be below cleanup levels. (Generally, we would not enter each and every contaminant that was tested; for example if an SVOC analysis was done we would not enter each SVOC with a status of "below". We would use this for contaminants that were believed likely to be present but were found to be below standards when tested
S— Suspected	The contaminant is suspected to be present; based on some knowledge about the history of the site, knowledge of regional contaminants, or based on other contaminants known to be present
C— Confirmed Above Cleanup Levels	The contaminant is confirmed to be present above any cleanup level. For example—above MTCA method A, B, or C; above Sediment Quality Standards; or above a presumed site-specific cleanup level (such as human health criteria for a sediment contaminant).
RA— Remediated - Above	The contaminant was remediated, but remains on site above the cleanup standards (for example—capped area).
RB— Remediated - Below	The contaminant was remediated, and no area of the site contains this contaminant above cleanup standards (for example— complete removal of contaminated soils).

Halogenated chemicals and solvents: Any chemical compound with chloro, bromo, iodo or fluoro is halogenated; those with eight or fewer carbons are generally solvents (e.g. halogenated methane, ethane, propane, butane, pentane, hexane, heptane or octane) and may also be used for or registered as pesticides or fumigants. Most are dangerous wastes, either listed or categorical. Organic compounds with more carbons are almost always halogenated pesticides or a contaminant or derivative. Referral to the HSDB is recommended if you are unfamiliar with a chemical name or compound, as it contains useful information about synonyms, uses, trade names, waste codes, and other regulatory information about most toxic or potentially toxic chemicals.

Dibenzodioxins and dibenzofurans are normalized to a combined equivalent toxicity based on 2,3,7,8-tetrachloro-p-dibenzodioxin as set out in WAC 173-340-708(8)(d) and in the Evaluating the Toxicity and Assessing the Carcinogenic Risk of Environmental Mixtures using Toxicity Equivalency Factors Focus Sheet (https://fortress.wa.gov/ecy/clarc/FocusSheets/tef.pdf). Results may be reported as individual compounds and isomers (usually lab results), or as a toxic equivalency value (reports).

FOR ECOLOGY II REVIEWER USE ONLY (For Listing Sites):

How did the Site come to be known: ☐ **Site Discovery (received a report):** _____ (Date Report Received)
☐ **ERTS Complaint**
☑ **Other (please explain):** _____

Does an Early Notice Letter need to be sent: ☒ Yes ☐ No
If *No*, please explain why: _____

NAICS Code (if known): _____
Otherwise, briefly explain how property is/was used (i.e., gas station, dry cleaner, paint shop, vacant land, etc.):
_____

Site Unit(s) to be created (Unit Type): ☒ Upland (includes VCP & LUST) ☐ Sediment
If multiple Units needed, please explain why: _____

Cleanup Process Type (for the Unit): ☐ No Process ☐ Independent Action
☐ Voluntary Cleanup Program ☐ Ecology-supervised or conducted
☐ Federal-supervised or conducted

Site Status: ☒ Awaiting Cleanup ☐ Construction Complete – Performance Monitoring
☐ Cleanup Started ☐ Cleanup Complete – Active O&M/Monitoring
☐ No Further Action Required

Model Remedy Used? ☐
If yes, was this a transformer spill? ☐

Site Manager (Default: _____): _____

Specific confirmed contaminants include:

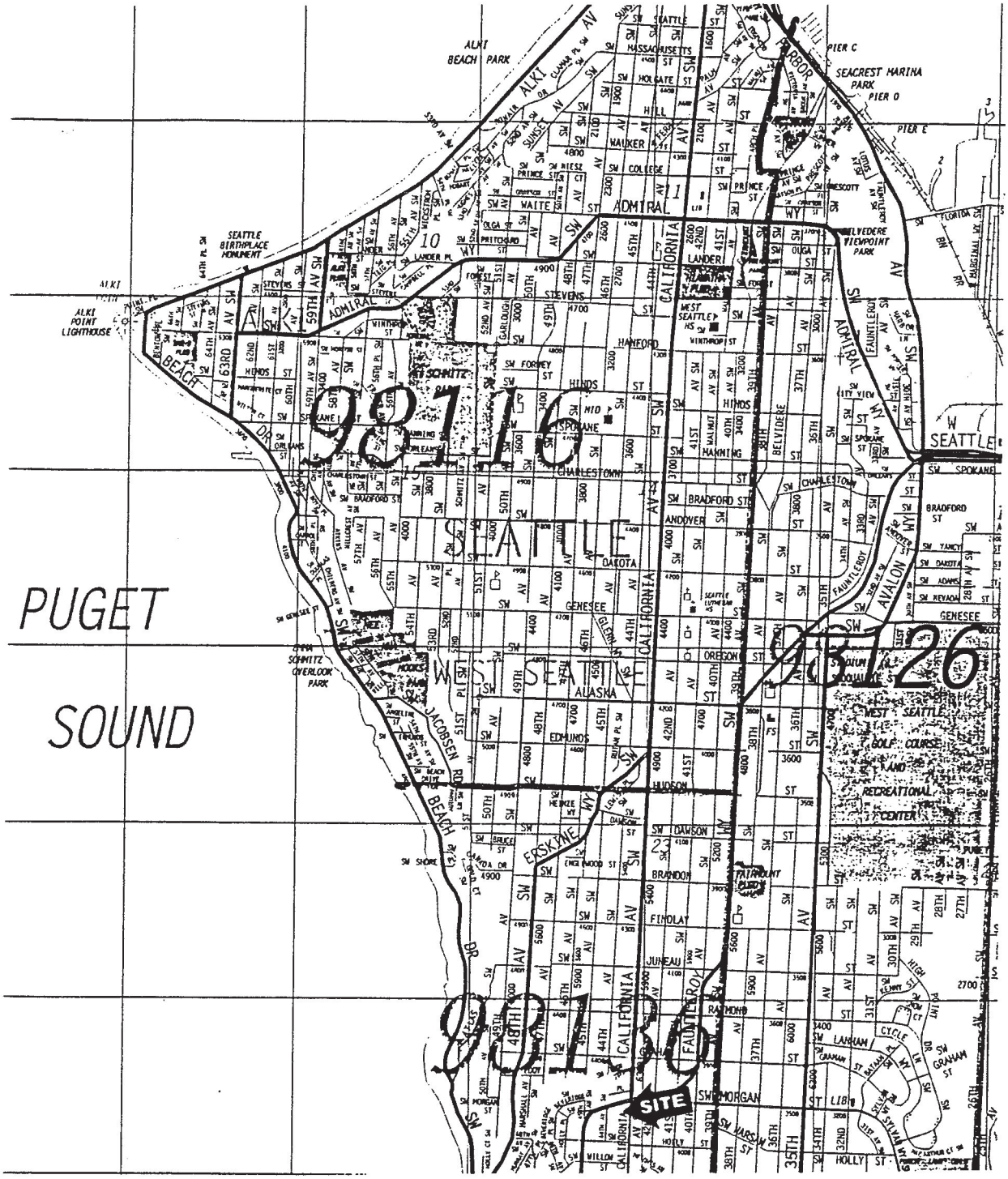
PCE in Soil

PCE in Groundwater

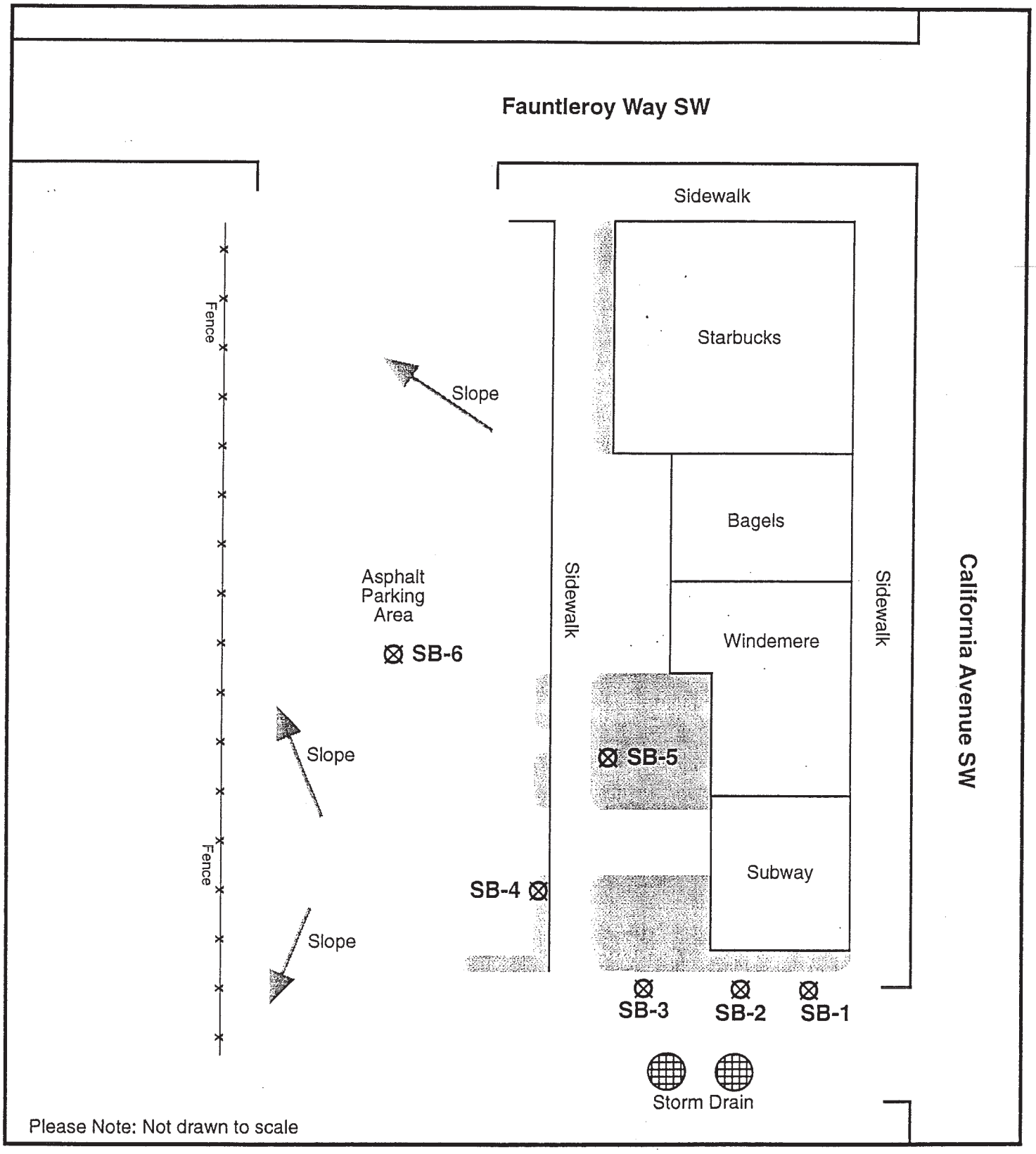
_____ in Other (specify matrix: _____)

Facility/Site ID No. (if known):
100001975
Cleanup Site ID No. (if known):
17043

COUNTY ASSESSOR INFO: Please attach to this report a copy of the tax parcel/ownership information for each parcel associated with the site, as well as a parcel map illustrating the parcel boundary and location.



ENVIRONMENTAL PARTNERS INC Date: August 20, 1996 Project No.: 15101.0 N	**General Vicinity Map** **Sue Goertzan Property** **6501-6515 California Avenue SW** **Seattle, Washington**	Source: Thomas Brothers Maps King/Pierce/Snohomish Counties Street Guide and Directory 1997



ENVIRONMENTAL PARTNERS INC

Date: August 20, 1996
Project No.: 15001.0

N

Site Representation
Sue Goertzan Property
6501-6515 California Avenue SW
Seattle, Washington

Key
- ⊠ Soil Boring Location
- Landscaped Areas

3.2 Analytical Results

Analytical results of the soil and ground water samples collected from the borings are presented in Tables 1 and 2. The analytical results are compared to the Washington State Department of Ecology (Ecology) Model Toxics Control Act (MTCA) Method A Ground Water and Soil Cleanup Levels (WAC 173-340-720(2)(a)(i) and 173-340-740(2)(a)(i)). Laboratory data sheets and chain-of-custody documentation are presented in Attachment C.

The analytical results, as presented in Table 1, indicate that tetrachloroethene concentrations were not detected above the MTCA Method A Soil Cleanup Level in the soil samples submitted for analysis. In addition, none of the degradation products associated with tetrachloroethene (e.g. trichloroethene and vinyl chloride) were identified in the samples.

Table 1
Soil Analytical Results (ppm)

	Sample Identification Number						
Compound	SB1-1'-4'	SB2-7'-10'	SB3-4'-7'	SB4-7'-10'	SB5-4'-7'	SB6-7'-10'	**MTCA**
Tetrachloroethene	ND	ND	ND	0.08	0.06	0.11	0.5

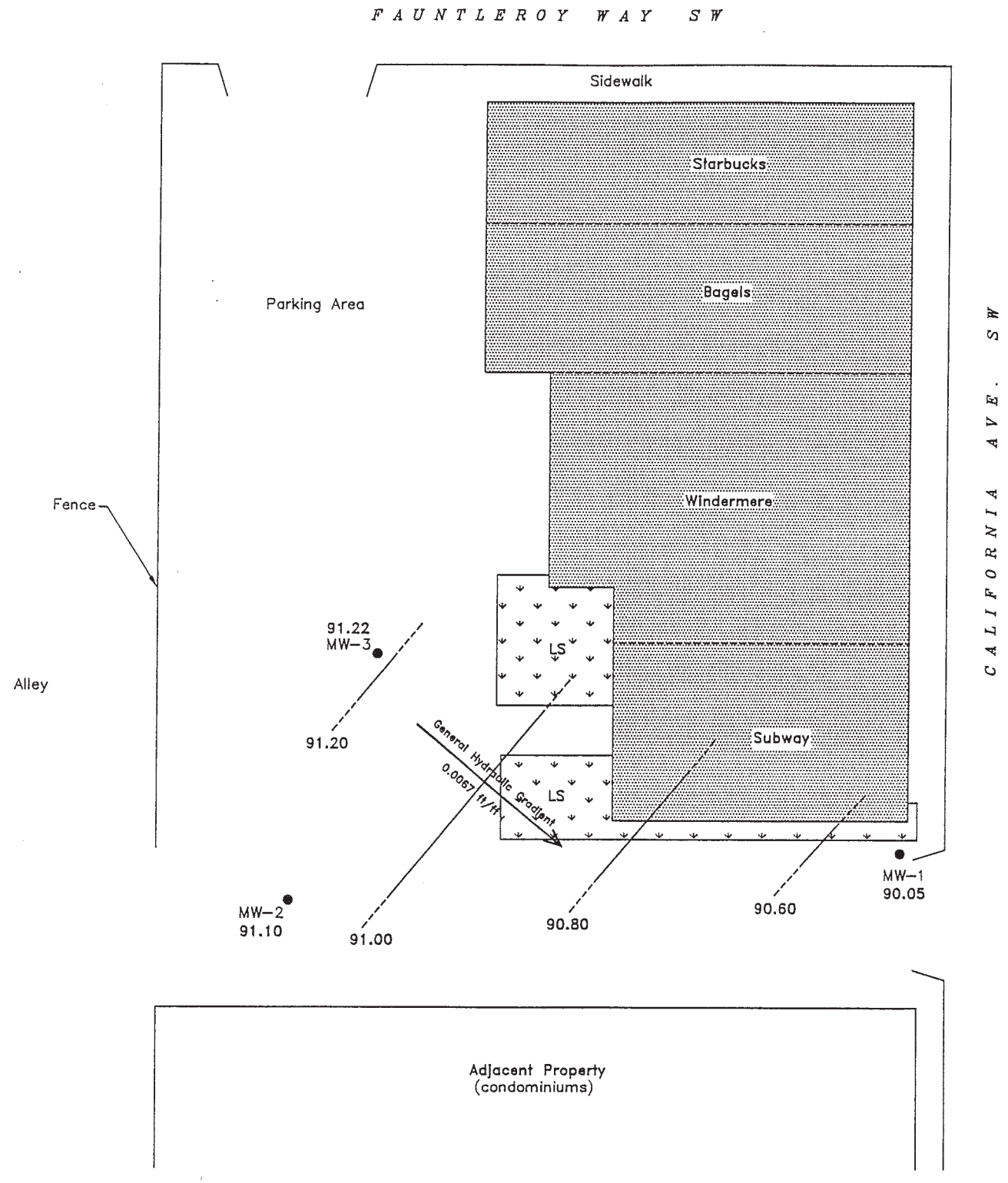
Notes:
ND = not detected at or above the laboratory method detection limit.
MTCA = Ecology's MTCA Method A Soil Cleanup Levels (WAC 173-340-740(2)(a)(i)).

Analytical results of the ground water sample collected from boring SB-2 (SB-2W) indicated a concentration of 6.5 parts per billion (ppb) tetrachloroethene which exceeds the MTCA Method A Ground Water Cleanup Level of 5.0 ppb. The concentration of tetrachloroethene detected in sample SB-3W sample submitted for analysis was below the MTCA Method A Ground Water Cleanup Level.

Table 2
Ground Water Analytical Results (ppb)

	Sample Identification Number		
Compound	SB-2W	SB-3W	**MTCA**
Tetrachloroethene	**6.5**	4.1	5

Notes:
Bold values exceed Ecology's MTCA Method A Ground Water Cleanup Levels (WAC 173-340-720(2)(a)(i)).



KEY

N

SCALE: 1" = 30'

- ● MW-1 Ground Water Monitoring Well
- LS Landscaping
- ↑ Direction of Ground Water Flow

ENVIRONMENTAL PARTNERS INC

Potentiometric Surface Map
October 24, 1997

PROJECT	Quarterly GW Monitoring, October 1997		
PREPARED FOR	Sue Goertzen		
LOCATION	6501–6515 California Ave. SW Seattle, WA		
PROJ. # 15103.0	DRAWN BY APJ	DATE 11/14/97	SHEET 1 of 1

DRAFTING 11/14/97 8:40 AM G:\Clients\Goertzen 151\15103.0 GW Monitoring 3Rds\Potentiometric Map.dwg

Table 2
Detected Analytes in Ground Water (µg/L)

Detected Analyte	MW-1				MW-2				MW-3				Cleanup Level
	Oct. 1996	Feb. 1997	June 1997	Oct. 1997	Oct. 1996	Feb. 1997	June 1997	Oct. 1997	Oct. 1996	Feb. 1997	June 1997	Oct. 1997	
Tetrachloroethene	**6.0**	**5.5**	**5.3**	**7.7**	nd	nd	nd	nd	**34**	**45**	**46**	**66**	5.0 a
Trichloroethene	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	1.4	1.8	3.98 b

a: Washington State Model Toxics Control Act (MTCA) Method A Cleanup Level for Ground Water.
b: Washington State Model Toxics Control Act (MTCA) Method B Cleanup Level for Ground Water.
nd: Analyte not detected above applicable method detection limit.
Note: Shaded table cells indicate the most recent (October 1997) sampling results. **Bolded** analytical results indicate concentrations higher than applicable MTCA Cleanup Levels.